

GROUND AND LOWER GROUND FLOOR RETAIL PREMISES

47 NORFOLK SQUARE BRIGHTON BN1 2PA



TO LET

- PROMINENT LOCATION
- SUITABLE FOR A VARIETY OF USES (STNC)
- ASSIGNMENT OF THE EXISTING LEASE
- CURRENTLY TRADING AS A CAFE
- SELF CONTAINED GROUND FLOOR SHOP WITH BASEMENT STORAGE
- PAVEMENT LICENSE



LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

47 Norfolk Square is prominently situated on the northern side of Western Road the main thoroughfare linking Brighton and Hove.

Nearby occupiers include Bankers, The Co-Op, King & Chasemore, Boudica, Cibo, Phillips & Still and Waitrose.

Brighton station is 19 mins walk (0.8 miles) via Queens Road with the seafront and the i360 (0.4 miles) a few minutes away.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN1 2PA**

DESCRIPTION

The property comprises of a self contained ground floor lock up shop currently trading as 1 UP Cafe.

Ground floor retail area space with large window displays and great natural lighting.

In the rear of the premises is a large basement split into two for additional store rooms.

The premises also benefits in having a pavement license.

The premises is suitable for a variety of uses (STNC).

Features include:

LED spot lighting

Gas heating

Pavement license

Window displays



ACCOMODATION

	SQ FT	SQ M
Retail Area	457	42.
Basement Store Room	215	19.97
WC		
Total	673	62.52



ENERGY PERFORMANCE CERTIFICATE

EPC rating is D 91 valid until 17th September 2030

TENURE

An assignment of the existing lease.

Lease term is for a total of 6 years, lease coming to an end 15th September 2027.

BUISNESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency www.voa.gov.uk is £17,750

Note: The 2024/25 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief. subject to status:
<https://www.gov.uk/calculate-your-business-rates>



RENT

£20,000 Per Annum Exclusive

SERVICE CHARGE

Service charge is payable, more details on application.

PREMIUM

Offers in the region of £5,000 for lease only.

USE

We understand that the premises fall within the new use class (Sept 2020) 'E' . The tenant is to make their own enquiries to ensure their use falls within this class.

LEGAL COSTS

Incoming tenant to be responsible for all legal fees

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

VIEWINGS AND FURTHER INFORMATION



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